

SHORT-TERM LEASE

9924 River Road, Delta, BC

66,400 sf freestanding warehouse and office building
with 2.05 acres of excess yard area



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**AVISON
YOUNG**

Property details

BUILDING AREA

Warehouse	61,200 sf
Ground floor office	2,600 sf
Finished mezzanine/office	2,600 sf
Total	66,400 sf*

**All areas are approximate and to be verified by the Tenant*

YARD AREA

2.05 acres (89,298 sf)

ZONING

I2 (Medium Impact Industrial) allows for a wide range of low to medium impact industrial uses, including but not limited to warehouse, wholesale, distribution, manufacturing and automotive services.

I6 (Waterfront Industrial) allows for marine-oriented industrial and service uses along the waterfront.

LEASE RATE

Building: \$16.00 psf, NNN

Yard: \$3.75 psf, NNN

AVAILABILITY DATE

September 1, 2026

LEASE TERM

Flexible short-term lease

Opportunity

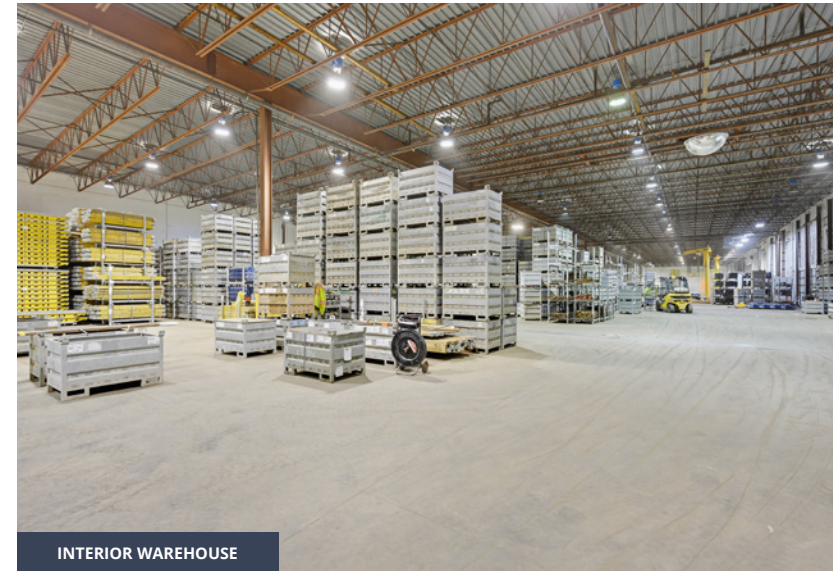
9924 River Road offers a rare short-term lease opportunity for a well-located 66,400 sf freestanding warehouse and office building with 2.05 acres of excess yard area in Delta's Nordel industrial area.

The building features ample dock and grade loading, heavy 3-phase power, and well-improved office space, all within an exceptional North Delta location offering prime exposure to Highway 17 (South Fraser Perimeter Road) and immediate access to the Alex Fraser Bridge and Highway 91 corridor.

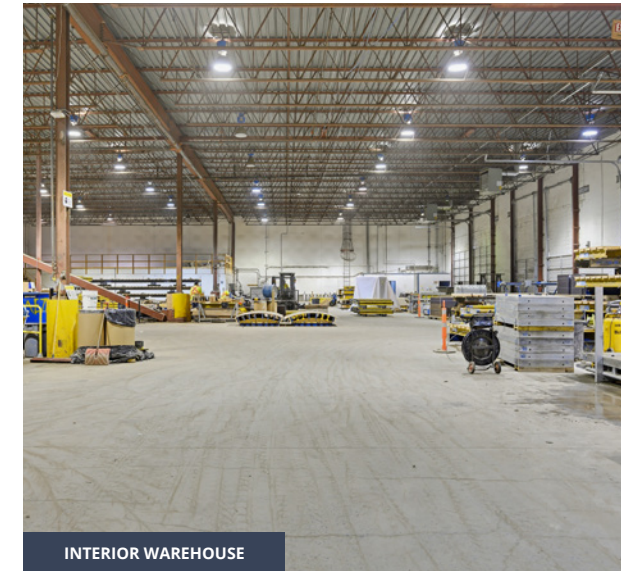
Location

The property is strategically located on River Road in North Delta, nestled between Highway 17 / South Fraser Perimeter Road (SFPR), Highway 91 and the Alex Fraser Bridge, within one of Metro Vancouver's most accessible and logistics-oriented industrial corridors. The location offers efficient access to key distribution networks and is ideally suited for warehousing, transportation and logistics operations.

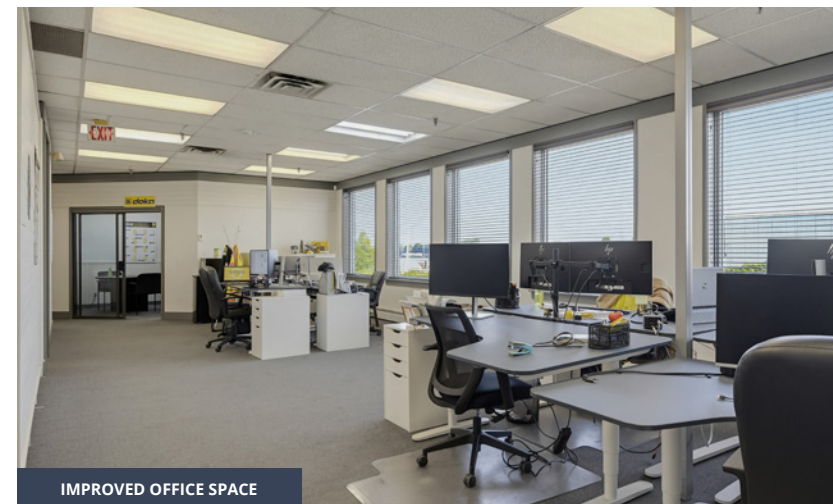
The site benefits from direct connectivity to major transportation routes, providing seamless access to Richmond, Vancouver, Surrey and the U.S. border. Vancouver International Airport (YVR) is approximately 24 minutes away, while the Deltaport container terminal is just 25 minutes from the property, offering efficient access to global shipping routes and air freight services.



INTERIOR WAREHOUSE



INTERIOR WAREHOUSE



IMPROVED OFFICE SPACE










EXPANSIVE YARD AREA



IMPROVED OFFICE SPACE

Property highlights

-  24' clear ceiling height
-  Four (4) dock-level loading doors
-  Nine (9) grade-level loading doors
-  Efficient column spacing
-  3-phase heavy power
-  Office improvements include private and open plan offices, meeting rooms and a kitchenette
-  HVAC throughout office area
-  Partially fenced and paved yard area
-  Excellent visibility to Highway 17



Drive times

04 minutes to Highway 17

05 minutes to Highway 91

06 minutes to Alex Fraser Bridge

08 minutes to Highway 99

09 minutes to Highway 10

18 minutes to George Massey Tunnel

Contact us for more information

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